

LEET TOWNSHIP BOARD OF COMMISSIONERS  
August 12, 2019  
Minutes of the Board of Commissioner's Regular Meeting

The Regular Meeting of the Leet Township Board of Commissioners was brought to order at 7:00 p.m. by President Gary Bradel in the Leet Township Municipal Building, 198 Ambridge Ave., Fair Oaks, PA 15003. Commissioners present were Gary Bradel, Jim Janaszek, John Stephansky, and Donna Adipietro. Jeff Besong joined the meeting at 7:35 p.m.

Also, present:

Betsy Rengers, Manager	Tim Jones, Resident
Zane Madden, Solicitor	Tom and JoAnn Weber, Residents
Dan Slagle, Engineer	Shelley Newlin, Resident
Monica Sample, Resident	Millie Hoffman, Resident
John Macurak, Resident	Elaine Macurak, Resident
Andy Wanto, Foreman	Tom Weber, Resident
Sonya Charlesworth, Resident	Bill Jasper, Leetsdale Resident
Tom Friend, Bell Acres Resident	
John Edson, Attorney	
Cindy Kirk, Allegheny County Council	

**Leet Township 150 Year Proclamation**

Cindy Kirk, Allegheny County Council, presented the Board with a Proclamation honoring Leet Township for 150 years. Allegheny County Courthouse will mark Leet's 150<sup>th</sup> year. Ms. Kirk also handed out "Occupant with Autism" window cling stickers to be used on cars and homes for first responder awareness. The Board thanked Ms. Kirk for the proclamation and the awareness program.

**APPROVAL OF MINUTES**

**MOTION:** Mr. Janaszek made a motion to approve the minutes of the June 10, 2019 Meeting Minutes as submitted, seconded by Mr. Stephansky, with all in favor.

**APPROVAL OF BILLS PAYABLE**

**MOTION:** Mr. Janaszek made a motion to approve Check Detail 06-2019 and 07-2019, seconded by Mrs. Adipietro, with all in favor.

**2019 Budget to Actual Report:**

**MOTION:** Mr. Janaszek made a motion to approve the 2019 Budget to Actual Report, seconded by Mr. Stephansky, with all in favor.

**Finance Report:** Ms. Rengers reported the reconciled bank balances as of July 2019:

FNB General Fund	\$453,053.97
FNB Liquid Fuels	\$46,050.16
FNB Emergency Reserve	\$1,943.25
FNB Fireman's Truck	\$32,169.16
FNB Capital Reserve	\$52,928.95

LEET TOWNSHIP BOARD OF COMMISSIONERS

August 12, 2019

Minutes of the Board of Commissioner's Regular Meeting

PLGIT Class	\$9,928.98
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**Tax Collectors Report:** Ms. Rengers reported that as of the end of July 2019, we had \$89,195.73 in uncollected taxes.

**Manager's Report:** Betsy Rengers reported:

- Both Pension plans are being audited. This audit is for the years 2016, 2017 and 2018. I've been working closely with the Auditor to give her any documents she needs.
- Fabian O'Conner will attend our September meeting to discuss the findings of the 2018 General Audit.
- The Planning Commission has been working on wording updates for the Zoning Ordinance. I will present these at the September Meeting for discussion.
- Andy sent out 5 citations on Friday, mostly for junk cars. Most of the issues have already been resolved.
- We received \$434.44 from the COG for our recycling grant.

### COMMITTEE REPORTS

**Public Works Report:** Mr. Stephansky reported for August:

- General equipment maintenance was performed;
- Sprayed weed killer;
- Treated trees at Plum Street Park;
- Painted Gazebo at Quaker Heights Park;
- Hosted Movies in the Park two times;
- Finished installing lights at Quaker Heights Park;
- Installed swing set at Quaker Heights Park;
- Painted arrows on Pilgrim Drive.

**Solicitor's Report:** No report.

**Engineer's Report:** Mr. Slagle reported:

1. The MS4 Report is due on Oct. 3, 2019
2. **Quaker Valley High School:** The district has purchased all of the property they need, and the site plan is being prepared with many permits being applied for.
3. **Health South Site Plan:** The site work is currently underway. We are providing periodic inspections. Concerns arose over the discharge point of the detention pond.
4. **Ambridge Avenue ADA Sidewalk Project** - The Township was awarded a \$65,412 grant from the ACDD/QVCOG for the Ambridge Avenue ADA Sidewalk Project, from Willow Street approximately 800 feet long along Ambridge Avenue. We attended a public meeting on May 29, 2019. The project was well received by the Township residents. We have designed the ADA sidewalk based on 4-foot-wide sidewalks. Prior to bidding, we plan on having a site visit with the Commissioners to confirm the sidewalk location. Mr. Slagle gave the Commissioners a plan of the work to be conducted. Mr. Slagle will tailor the plan accordingly.
5. **D.T. Watson Renovation Site Plan** - The Developer submitted a Site Plan on August 8, 2019 for consideration at the next Planning Commission meeting on 8/29/2019. The Plan involves

LEET TOWNSHIP BOARD OF COMMISSIONERS

August 12, 2019

Minutes of the Board of Commissioner's Regular Meeting

renovating the existing Old HealthSouth Hospital, demolishing portions of the building and renovating the remainder of the existing structure to accommodate administration offices and classrooms to support the adjacent Watson Institute campus. We have met with the Developer and the Developer's Engineer for several advisory meetings. The major concern involves the sharing of the sewerage facilities and stormwater facilities. They will have shared facilities and we will need to sign agreements between both entities.

6. **Quaker Heights Detention Basin Renovation Project** - On July 18, 2019, we met with the Public Works Foreman Andy Wanto to inspect recent damage to the Quaker Heights Detention Basin which occurred during the July 11, 2019 microburst which resulted in areawide flooding. We have started our research regarding the ownership of these stormwater facilities as well as the design of selected corrective measures to renovate the Quaker Heights Detention Basin. Shelly Newlin, property owner, addressed the Board regarding the detention basin. Her attorney, John Edson, was also in attendance. A discussion was had around who owns the detention basin and possible damage it caused to her property, due to failure after a 150-year rain event. The Board looked at photos of the area. We will research the background of the property.  
**NOTE:** Jeff Besong joined the meeting at 7:35 p.m.
7. **2020 Paving Project** - We understand that the Township is holding off on their paving project until 2020.
8. **Columbia Gas Sidewalk Replacement:** Columbia Gas replaced sidewalks on Mound Street because the concrete they had used for the previous replacement failed.
9. **Community Development Block Grant:** pre-applications are being accepted.

**Public Safety Report:** Mr. Janaszek reported that there were 49 calls in June and 69 calls in July. He then listed the calls.

**Fire Department Report:** Mark Brooks gave Ms. Rengers copies of the reports when the meeting started. She will e-mail the reports to the Board.

**Health and Sanitation:** No Report.

**QVCOG Report:** Ms. Rengers reported:

- If you are interested in attending the Annual Dinner, please let me know and I will sign you up.
- The Community Block Development Pre-applications are currently being accepted. We would like to apply for phase two of our sidewalk initiative (Willow, Eckert, Neely, Ambridge Ave) and possibly for ADA playground equipment and a revamp of Mound Street Park.

**MS4 Report:** Mr. A. Wanto reported that severe rainstorms caused drains along Ambridge Ave to fail.

**QVSD Report:** No Report.

**UNFINISHED BUSINESS**

**Approval of Resolution 2019-06 (General Obligation Note)**

Ms. Rengers gave a Jehovah's Witness Hall Purchase Update report to the Board:

We had a pest inspection (included in your packets), a home inspection (Donna and I attended) and an appraisal. I have not received the written reports on the home inspection or the appraisal, but both were

LEET TOWNSHIP BOARD OF COMMISSIONERS

August 12, 2019

Minutes of the Board of Commissioner's Regular Meeting

good. If the appraisal comes in under the contracted amount, would you like for Gary to renegotiate the new price at the appraised price or have a special meeting to discuss? The closing date is September 3<sup>rd</sup>. Pest Inspection: found carpenter ants in the front flower bed. Home Inspection: one condenser unit will need to be repaired and the hot water tank should be replaced. The roof is good for another 15 years and the inspector really liked the building. No major renovation is needed. Leet Township Municipal Authority will put up \$10,000.00 for three years rent. I tried to get in touch with Matt Noble at FNB to discuss a lower interest rate. This resolution is to update the purchase price from \$220,000.00 to \$225,000.00. There should be no renovation needed.

**MOTION:** Mr. Janaszek made a motion to approve Resolution 2019-06, to take a General Obligation Note for the purchase of 194 Ambridge Ave, in the amount of \$225,000.00 at an interest rate 5.49%, for a 15 year period from First National Bank, the Township's Bank of Record, with President Bradel and Manager Rengers authorized to sign the closing paperwork, seconded by Mrs. Adipietro, with all in favor.

**Approval of QVCOG Community Development Block Grant**

We received the sidewalk grant contract from Quaker Valley COG.

**MOTION:** Mr. Stephansky made a motion to approve the Community Development Block Grant Contract to accept \$65,412.00 in funding for Ambridge Ave. sidewalk replacement, seconded by Mr. Janaszek, with all in favor.

**NEW BUSINESS**

**Approval of Health Insurance Renewal**

We received our renewal for Highmark Health Insurance. There was no increase.

**MOTION:** Mr. Janaszek made a motion to approve the Highmark Insurance Quote with no increase, seconded by Mrs. Adipietro, with all in favor.

**Approval of Property/Casualty Liability, Police Professional Liability, Public Official/Employment Practices Liability and Cyber Liability Insurance**

We received our insurance renewal rates for Property/Casualty Liability with a 2.82% increase, Police Professional Liability with a 4.5% increase, Public Official/Employment Practices Liability with a 4% increase, and Cyber Liability Insurance with no increase.

**MOTION:** Mr. Janaszek made a motion to approve renewal of all of the liability insurances, seconded by Ms. Adipietro, with all in favor.

**Gary Bradel Property Donation**

Mr. Bradel presented the Board with four vacant lots, located on Ridge Street, that he would like to donate to the Township for their use. They are unusable for building. The Board thanked Mr. Bradel and will wait for the paperwork from Mr. Madden to accept the lots.

**PUBLIC PARTICIPATION**

Tom Friend from Bell Acres presented the Board with a framed document regarding the history of Leet Township. He thanked the Public Works Department for the work they do with keeping the roads snow plowed and picking up litter.

LEET TOWNSHIP BOARD OF COMMISSIONERS

August 12, 2019

Minutes of the Board of Commissioner's Regular Meeting

Tom Weber, Resident, explained that he has asked 4 months ago to have the island at Quaker Heights painted and it has not been done yet. A discussion was had around the issue. The Township is installing new lighting and painting arrows on Pilgrim Drive. Mr. Weber is not happy with that and would like to write an article for the newsletter. The Board agreed that Mr. Weber may place an article in the newsletter.

Bill Jasper, Leetsdale resident, is concerned about the school district building a school above his property due to drainage issues. The district has yet to submit any plans. Mr. Slagle encouraged Mr. Jasper to keep in touch and attend the Planning Commission Meetings when they start.

**EXECUTIVE SESSION**

**MOTION:** Mrs. Adipietro made a motion to go into Executive Session to discuss employee issues and possible litigation, seconded by Mr. Stephansky, with all in favor.

**MOTION:** Mr. Janaszek made a motion to go into Regular Session after the Executive Session that discussed employee issues and possible litigation, seconded by Mr. Besong, with all in favor.

**MOTION:** Mr. Janaszek made a motion to authorize Zane Madden to contact Ed Krug and Associates to conduct a title search on property located in the Township, seconded by Mr. Besong, with all in favor.

**ADJOURNMENT**

**MOTION:** Mr. Janaszek made a motion to adjourn, seconded by Mr. Besong, with all in favor.

Respectfully Submitted:  
*Betsy Rengers, Manager*